

Historic Properties
Treatment, Maintenance, Site Development and Interpretation
Cost Estimates For Period
2002-2020

	ALTERNATIVE 1	ALTERNATIVE 2	ALTERNATIVE 3	ALTERNATIVE 4
Rainy Lake City	Visitor Destination	Visitor Destination	Visitor Destination	Visitor Destination
Treatment	\$0 (Completed)	\$0 (Completed)	\$0 (Completed)	\$0 (Completed)
Routine Maint.	\$13,642	\$13,642	\$13,642	\$13,642
Cyclic Maint.	\$12,487	\$12,487	\$12,487	\$12,487
Interp/Dev.	\$265,000	\$265,000	\$265,000	\$265,000
Demolition	\$0	\$0	\$0	\$0
Total	\$291,129	\$291,129	\$291,129	\$291,129
Finstad	Remove	Campsite Shelter	Remove	Deferred Decision
Treatment	\$0	\$7,200	\$0	
Routine Maint.	\$0	\$13,158	\$0	
Cyclic Maint.	\$0	\$13,390	\$0	
Interp/Dev.	\$0	\$7,500	\$0	
Demolition	\$3,840	\$0	\$3,840	
Total	\$3,840	\$41,248	\$3,840	
Garrett	Partnership	Volunteer Camp	Remove	Discovery Site
Treatment	\$59,400	\$59,400	\$0	\$9,000
Routine Maint.	\$0 (partner)	\$13,158	\$0	\$13,158
Cyclic Maint.	\$13,390	\$13,390	\$0	\$13,390
Interp/Dev.	\$0	\$0	\$0	\$3,000
Demolition	\$0	\$0	\$4,800	\$0
Total	\$72,790	\$85,948	\$4,800	\$38,548
Rice/Gruner	Partnership	Artist Camp	Remove	Deferred Decision
Treatment	\$45,312	\$45,312	\$0	
Routine Maint.	0 (partner)	\$12,433	\$0	
Cyclic Maint.	\$3,208	\$3,208	\$0	
Interp/Dev.	\$0	\$0	\$0	
Demolition	\$0	\$0	\$4,544	
Total	\$48,520	\$60,953	\$4,544	
Harry Oveson	Visitor Destination	Visitor Destination	Visitor Destination	Visitor Destination
Treatment	\$0 (completed)	\$0 (complete)	\$42,966 (rehab)	\$0 (completed)
Routine Maint.	\$38,019	\$38,019	\$38,019	\$38,019
Cyclic Maint.	\$16,739	\$16,739	\$16,739	\$16,739
Interp/Dev.	\$35,700	\$35,700	\$143,200	\$35,700
Demolition	\$0	\$0	\$0	\$0
Total	\$90,458	\$90,458	\$240,924	\$90,458
Couture	Remove	Campsite Shelter	Remove	Remove
Treatment	\$0	\$13,860	\$0	\$0
Routine Maint.	\$0	\$18,288	\$0	\$0
Cyclic Maint.	\$0	\$16,297	\$0	\$0
Interp/Dev.	\$0	\$0	\$0	\$7,500
Demolition	\$7,392	\$0	\$7,392	\$7,392
Total	\$7,392	\$48,445	\$7,392	\$14,892

Fujita	Partnership	Artist Camp	Visitor Destination	Discovery Site
Treatment	\$60,192	\$60,192	\$9,120	\$9,120
Routine Maint.	\$0 (partner)	\$12,032	\$12,032	\$12,032
Cyclic Maint.	\$10,723	\$10,723	\$10,723	\$10,723
Interp/Dev.	\$0	\$0	\$35,700	\$3,000
Demolition	\$0	\$0	\$0	\$0
Total	\$70,915	\$82,947	\$67,575	\$34,875
Jr. Island	Partnership	Volunteer Camp	Remove	Deferred Decision
Treatment	\$64,200 (5)	\$59,400 (1)	\$0	
Routine Maint.	\$0 (partner)	\$13,158	\$0	
Cyclic Maint.	\$39,476	\$9,458	\$0	
Interp/Dev.	\$0	\$0	\$0	
Demolition	\$0	\$3,200 (4)	\$8,000	
Total	\$107,576	\$93,916	\$8,000	
Camp Marston	Visitor Destination	Campsite Shelter	Visitor Destination	Visitor Destination
Treatment	\$8,040	\$8,040	\$8,040	\$8,040
Routine Maint.	\$12,298	\$12,298	\$12,298	\$12,298
Cyclic Maint.	\$11,726	\$11,726	\$11,726	\$11,726
Interp/Dev.	\$35,700	\$3,000	\$35,700	\$35,700
Demolition	\$0	\$0	\$0	\$0
Total	\$67,764	\$35,064	\$67,764	\$67,764
Ellsworth	Visitor Destination	Visitor Destination	Visitor Destination	Visitor Destination
Treatment (bldgs. only)	\$65,000 (rehab guest cabin)	\$50,000 (replace guest cabin)	\$65,000 (rehab guest cabin)	\$50,000 (replace guest cabin)
Routine Maint.	\$12,238	\$12,238	\$12,238	\$12,238
Cyclic Maint.	\$6,554	\$6,554	\$6,554	\$6,554
Interp/Dev.	\$79,000	\$79,000	\$250,400	\$79,000
Demolition	\$0	\$2,816	\$0	\$2,816
Total	\$162,792	\$150,608	\$334,192	\$150,608
Sugarbush	Partnership	Campsite Shelter	Remove	Remove
Treatment	\$24,750	\$3,750	\$0	\$0
Routine Maint.	\$0 (partner)	\$5,478	\$0	\$0
Cyclic Maint.	\$1,265	\$1,265	\$0	\$0
Interp/Dev.	\$0	\$3,000	\$0	\$3,000
Demolition	\$0	\$0	\$2,000	\$2,000
Total	\$26,015	\$13,493	\$2,000	\$5,000
Kabetogama Ranger Station	Park Operations/ Visitor Destination	Park Operations	Park Operations	Park Operations/ Visitor Destination
Treatment	\$291,326	\$194,436	\$261,746	\$291,326
Routine Maint.	\$92,320	\$92,320	\$92,320	\$92,320
Cyclic Maint.	\$178,742	\$178,742	\$178,742	\$178,742
Interp/Dev.	\$125,000	\$7,500	\$7,500	\$200,000
Demolition	\$0	\$0	\$0	\$0
Total	\$687,388	\$472,998	\$540,308	\$762,388
Levin	Park Operations	Park Operations	Park Operations	Park Operations
Treatment	\$122,760	\$122,760	\$122,760	\$122,760
Routine Maint.	\$30,270	\$30,270	\$30,270	\$30,270
Cyclic Maint.	\$48,400	\$48,400	\$48,400	\$48,400
Interp.Dev.	\$0	\$0	\$0	\$3,000
Demolition	\$0	\$0	\$0	\$0
Total	\$201,430	\$201,430	\$201,430	\$204,430

Meadwood	Visitor Center	Visitor Center	Visitor Center	Visitor Center
Treatment	\$86,580	\$197,064	\$121,032	\$197,064
Routine Maint.	\$41,758	\$83,449	\$83,449	\$83,449
Cyclic Maint.	\$86,680	\$117,952	\$117,952	\$117,952
Interp/Dev.	\$125,000	\$125,000	\$125,000	\$125,000
Demolition	\$0	\$6,144	\$0	\$0
Total	\$346,162	\$523,465	\$447,433	\$523,465
Palmer/Luce	Partnership	Volunteer Camp	Remove	Remove
Treatment	\$122,634	\$122,634	\$0	\$0
Routine Maint.	\$0 (partner)	\$26,660	\$0	\$0
Cyclic Maint.	\$21,758	\$19,369	\$0	\$0
Interp/Dev.	\$0	\$0	\$0	\$3,000
Demolition	\$0	\$1,200	\$10,928	\$1,200
Total	\$144,392	\$169,863	\$10,928	\$4,200
Hoist Bay	Environmental Ed Camp	Visitor Destination	Visitor Destination	Visitor Destination/ Group Campsite
Treatment	\$600,261 (16)	\$55,200 (6)	\$342,324 (17)	\$169,464 (6)
Routine Maint.	\$196,667	\$98,773	\$196,667	\$98,773
Cyclic Maint.	\$237,175	\$83,674	\$237,175	\$83,674
Interp/Dev.	\$35,700	\$35,700	\$196,500	\$271,014
Demolition	\$256 (1)	\$27,872 (11)	\$0	\$30,136 (6)
Total	\$1,070,059	\$301,219	\$972,666	\$653,061
I.W. Stevens	Discovery Site	Visitor Destination	Visitor Destination	Visitor Destination
Treatment	\$1,728 (1)	\$80,190 (3)	\$235,818 (9)	\$47,736 (4)
Routine Maint.	\$3,443	\$38,654	\$60,770	\$38,654
Cyclic Maint.	\$2,885	\$24,811	\$36,760	\$21,051
Interp/Dev.	\$3,000	\$35,700	\$196,500	\$79,000
Demolition	\$25,456 (8)	\$15,200 (6)	\$0	\$8,800 (5)
Total	\$36,512	\$194,555	\$529,848	\$195,241
Kaukola	Partnership	Discovery Site	Visitor Destination	Discovery Site
Treatment	\$16,632	\$3,864	\$3,864	\$3,864
Routine Maint.	\$0 (partner)	\$3,674	\$3,674	\$3,674
Cyclic Maint.	\$826	\$826	\$826	\$826
Interp/Dev.	\$0	\$3,000	\$35,700	\$3,000
Demolition	\$0	\$0	\$0	\$0
Total	\$17,458	\$11,364	\$44,064	\$11,364
Zollner	Partnership	Volunteer Camp	Remove	Deferred Decision
Treatment	\$54,480	\$47,520	\$0	
Routine Maint.	\$0 (partner)	\$10,762	\$0	
Cyclic Maint.	\$15,101	\$7,712	\$0	
Interp/Dev.	\$0	\$0	\$0	
Demolition	\$0	\$3,984	\$9,152	
Total	\$69,581	\$69,978	\$9,152	
Kettle Falls	Visitor Destination	Visitor Destination	Visitor Destination	Visitor Destination
Treatment	\$0 (completed)	\$0 (completed)	\$85,536 (rehab)	\$0 (completed)
Routine Maint.	\$31,460	\$31,460	\$31,460	\$31,460
Cyclic Maint.	\$260,992	\$260,992	\$260,992	\$260,992
Interp/Dev.	\$196,500	\$196,500	\$196,500	\$196,500
Demolition	\$0	\$0	\$0	\$0
Total	\$488,952	\$488,952	\$574,488	\$488,952

Mittet	Partnership	Campsite Shelter	Remove	Discovery Site
Treatment	\$63,846	\$8,910	\$0	\$8,910
Routine Maint.	\$0 (partner)	\$13,018	\$0	\$13,018
Cyclic Maint.	\$6,687	\$2,922	\$0	\$2,922
Interp/Dev.	\$0	\$3,000	\$0	\$3,000
Demolition	\$0	\$2,688 (2)	\$7,740 (3)	\$2,688 (2)
Total	\$70,533	\$30,538	\$7,740	\$30,538
Ingersoll	Visitor Destination	Visitor Destination	Visitor Destination	Visitor Destination
Treatment	\$24,036 (2)	\$274,437 (4)	\$280,341 (5)	\$209,001 (5)
Routine Maint.	\$47,978	\$84,882	\$88,412	\$88,412
Cyclic Maint.	\$32,668	\$59,502	\$67,718	\$67,718
Interp/Dev.	\$35,700	\$35,700	\$196,500	\$196,500
Demolition	\$14,096 (3)	\$3,936 (1)	\$0	\$0
Total	\$154,498	\$396,365	\$632,971	\$561,631
Casareto	Remove	Park Operations	Visitor Destination	Visitor Destination
Treatment	\$0	\$92,367 (1)	\$109,131 (8)	\$93,927 (2)
Routine Maint.	\$0	\$20,451	\$53,489	\$23,428
Cyclic Maint.	\$0	\$15,570	\$38,164	\$17,742
Interp/Dev.	\$0	\$35,700	\$79,000	\$35,700
Demolition	\$18,640 (8)	\$11,176 (7)	\$0	\$10,136(6)
Total	\$18,640	\$175,264	\$279,784	\$180,933
Indiana Northwoods	Partnership	Volunteer Camp	Remove	Remove
Treatment	\$127,710	\$127,710	\$0	\$0
Routine Maint.	\$0 (partner)	\$30,905	\$0	\$0
Cyclic Maint.	\$22,715	\$22,715	\$0	\$0
Interp/Dev.	\$0	\$0	\$0	\$3,000
Demolition	\$0	\$0	\$10,320	\$10,320
Total	\$150,425	\$158,615	\$10,320	\$13,320

Notes:

- Assumes cost of routine maintenance at \$1.03/sf with 3% annual increase.
- Assumes cyclic maintenance schedule of 6 years for painting, 15 years for replacing roll roofing, 20 years for replacing shingles.
- Assumes cost of painting at \$4.12/sf, \$3.60/sf for replacement of roll roofing, \$21.00/sf for replacement of shingle roof with 3% annual increases.
- Preservation costs are estimated at \$15.00/sf and assumed for properties proposed as campsite shelters or where no major changes would be anticipated.
- Rehabilitation costs are estimated at \$99.00/sf and assumed for properties proposed as housing or for exhibits or where major changes would be anticipated such as installation of utilities.
- Demolition is estimated at \$8.00/sf.
- Site development and interpretation estimates include the following:
 - Major visitor destination (dock, picnic area, enclosed vault toilet, trails, signs, wayside exhibit): \$79,000
 - Minor visitor destination (dock or mooring aid, access trail, 1-2 picnic tables, vault toilet, sign, wayside exhibit): \$35,700
 - Discovery site (interpretive sign): \$3,000
 - Interior exhibits: \$125,000
 - Interpretation for property proposed for removal (interpretive sign, virtual tour, brochure or other interpretive media: \$3,000-\$10,000
- Planning costs for development and interpretation of properties and the cost of mitigation for removal of properties are not included in the estimates.